**Grantee: St Paul, MN** 

**Grant: B-09-LN-MN-0038** 

April 1, 2010 thru June 30, 2010 Performance Report

**Grant Number:** 

B-09-LN-MN-0038

**Grantee Name:** 

St Paul, MN

**Grant Amount:** 

\$18.031.623.00

**Grant Status:** 

Active

**QPR Contact:** 

Joe Musolf

**Disasters:** 

**Declaration Number** 

**NSP** 

**Obligation Date:** 

02/11/2010

**Award Date:** 

02/11/2010

**Contract End Date:** 

02/11/2013

Review by HUD:

Reviewed and Approved

#### **Narratives**

#### **Executive Summary:**

The City of Saint Paul received \$18,031,623 of grant funds from the United States Department of Housing and Urban Development through the Neighborhood Stabilization Program 2 (NSP2) under the American Recovery and Reinvestment Act of 2009.

The NSP2 Target Geography has been selected in a manner that will allow NSP2 activities to holistically build upon and leverage the successes of recent and current neighborhood stabilization efforts undertaken by the City: the Invest Saint Paul Initiative and NSP1. Within the NSP2 Target Geography, use of these funds will help stabilize these neighborhoods and position them for a stabilized role in a revitalized community.

The NSP2 program has a tightly defined short list of eligible activities. Saint Paul&rsquos NSP2 plan is structured around this list and may be summarized as follows:

The City will undertake the following activities in the following approximate quantities over three years:

- Financial incentives for buyers: for 86 buyers
- Acquisition and rehabilitation: 85 homes
- (B, D) Acquisition and demolition of blighted structures: 28 structures
- Land-bank vacant lots for future re-use: 28 parcels
- In addition, the City will use NSP2 program income for (E) Redevelopment activities in future years.

### **Target Geography:**

The Saint Paul Target Geography is comprised of 18 census tracts with an average &ldquoforeclosures with vacancy risk index score&rdquo of 19.44. A map of these census tracts and a listing of their scores can be seen at www.stpaul.gov/nsp.

The NSP2 Target Geography closely mirrors a subset of the City&rsquos NSP1 area referred to as the &ldquoMarket Collapse Area.&rdquo These neighborhoods have the largest concentration of vacant homes and foreclosures in the City. Though occupying only 13 percent of the citywide land area, NSP2 Target Geography contains over 55 percent of the vacant homes and 40 percent of the foreclosed homes in the city. There are many blocks in this area containing more vacant houses than occupied houses. These were the first neighborhoods in Saint Paul hit by the housing collapse starting in 2006. Investor foreclosures started initially, followed quickly by many single-family homeowner foreclosures. Many properties in these neighborhoods have been haphazardly converted from original single-family and duplex structures to multi-family buildings that are operated as sub-par rental units. There are many blighted properties unfit for habitation that should be demolished. The values in these neighborhoods continue to deteriorate as low-value investors continue to buy cheaply and fix cheaply.

Minnesota Housing Finance Agency data suggests a greater availability of credit with unfavorable terms in the NSP2 Target Geography.

Minnesota Housing Finance Agency data suggests a greater availability of credit with unfavorable terms in the NSP2 Target Geography perhaps leading to a higher number of foreclosures and vacancies. MHFA data also indicates that the NSP2 Target Geography census tracts have lower mortgage loan approval rates than tracts in other parts of Saint Paul.

#### **Program Approach:**

(A) Financial Incentives. 86 buyers @ \$15,000 average = \$1,290,000

The City will establish financial incentive programs for purchasers of foreclosed upon homes and residential properties. These programs may be available for buyers of either rehabilitated NSP2-funded properties or other eligible foreclosed or abandoned properties.

- (B) Acquisition and Rehabilitation. 85 homes @ \$57,000 average acquisition + \$100,000 average rehabilitation = \$13,345,000 The City will acquire and rehabilitate approximately 85 abandoned or foreclosed upon homes during the first three years of NSP2. The City will acquire properties either via bulk purchase (through continued participation in the National Community stabilization Trust&rsquos &IdquoFirst Look&rdquo process) or via other direct negotiations with property owners. Rehabilitation activity will be carried out primarily by Community Development Corporations and other non- and for-profit development partners in the community. The City will minimize the risk and capital requirements of our development partners to expedite this activity.
- (B, D) Acquisition, Demolition and Land Bank. 28 homes @ \$27,500 average acquisition + \$15,000 average demolition + holding costs = \$1,593,461

The City will acquire approximately 28 blighted structures and will remove these destabilizing influences via demolition. Acquisition will be either via bulk purchase (through continued participation in the National Community stabilization Trust&rsquos &IdquoFirst Look&rdquo process) or via direct negotiations with property owners. The 28 vacant parcels will then be held in land-bank status for future re-use. NSP2 funds will be used to cover the ongoing carrying costs and maintenance of land-banked property.

(E) Redevelopment to be funded with program income in future years

NSP2 program income will be generated by future sales of rehabilitated homes and cleared lots available for redevelopment. These proceeds will fund redevelopment of vacant lots.

Administration = \$1,803,162

Ten percent of the NSP2 grant is available to cover administrative costs associated with carrying out the activities of the program.

#### **Consortium Members:**

None.

#### **How to Get Additional Information:**

Please see www.stpaul.gov/nsp or call Joe Musolf, Senior Project Manager, Department of Planning and Urban Development, City of Saint Paul at 651-266-6594.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$18,031,623.00
Total CDBG Program Funds Budgeted	N/A	\$18,031,623.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

# **Progress Toward Required Numeric Targets**

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$1,803,162.30	\$0.00
Limit on State Admin	\$0.00	\$0.00

## **Progress Toward Activity Type Targets**

Activity Type	Target	Actual
Administration	\$1,803,162.30	\$1,803,162.00

## **Progress Toward National Objective Targets**

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$4,507,905.75	\$4,507,906.00

# **Overall Progress Narrative:**

Second quarter 2010 activity has focused upon setting up internal administrative and accounting infrastructure, as well as some preliminary acquisition activities. The City of Saint Paul is presently working toward purchase of 16 homes with NSP2 funds.

# **Project Summary**

Project #, Project Title	t Title This Report Period		To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown	
001, Admin	\$0.00	\$1,803,162.00	\$0.00	
002-A, Financing Mechanisms	\$0.00	\$1,290,000.00	\$0.00	
003-B, Acquisition and Rehab	\$0.00	\$13,345,000.00	\$0.00	
004-C, Land Bank	\$0.00	\$1,173,461.00	\$0.00	
005-D, Demolition	\$0.00	\$420,000.00	\$0.00	
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	

# **Activities**

**Grantee Activity Number:** 001-1

Activity Title: Administration

Activity Category: Activity Status:

Administration Under Way

Project Number: Project Title:

001 Admin

Projected Start Date: Projected End Date:

02/11/2010 02/11/2013

Benefit Type: Completed Activity Actual End Date:

N/A

National Objective: Responsible Organization:

N/A City of St Paul

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,803,162.00
Total CDBG Program Funds Budgeted	N/A	\$1,803,162.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of St Paul	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

### **Activity Description:**

Administrative costs associated with carrying out the activities of the program.

### **Location Description:**

### **Activity Progress Narrative:**

2nd quarter 2010 administrative activity has included set-up of internal accounting, grant management and monitoring systems. Also, one city staff person attended the Basically CDBG for NSP2 training seminar.

## **Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

### **Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

# **Activity Locations**

No Activity Locations found.

## **Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found** 

Other Funding Sources Amount

No Other Funding Sources Found Total Other Funding Sources

Grantee Activity Number: 003-B-1

Activity Title: Acquisition LH

Activity Category: Activity Status:

Acquisition - general Planned

Project Number: Project Title:

003-B Acquisition and Rehab

Projected Start Date: Projected End Date:

05/01/2010 09/30/2011

Benefit Type: Completed Activity Actual End Date:

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside City of St Paul

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,596,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,596,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of St Paul	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

#### **Activity Description:**

The City will acquire properties either via bulk purchase (through continued participation in the National Community stabilization Trust&rsquos &IdquoFirst Look&rdquo process) or via other direct negotiations with property owners. These properties will be foreclosed or abandoned in compliance with the LH 25 activity requirements.

### **Location Description:**

### **Activity Progress Narrative:**

City staff has assembled extensive property data on four sub-areas of the NSP2 target geography. This data includes foreclosure, vacancy and abandonment status. Approximately 400 properties are currently being examined. Also, bulk purchase negotiations with Fannie Mae continue, as well as consideration of purchase opportunities via NCST First Look process.

Presently, the city is moving toward acquisition on 14 properties.

## **Accomplishments Performance Measures**

Accomplishments i citor	manoc mcasarcs	
	This Report Period	<b>Cumulative Actual Total / Expected</b>
	Total	Total
# of Properties	0	0/28
	This Report Period	<b>Cumulative Actual Total / Expected</b>
	Total	Total
# of Housing Units	0	0/28

# of Multifamily Units	0	0/20
# of Singlefamily Units	0	0/8

## **Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

## **Activity Locations**

No Activity Locations found.

## **Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found** 

Other Funding Sources Amount

No Other Funding Sources Found Total Other Funding Sources

Grantee Activity Number: 003-B-2

Activity Title: Acquisition LMMI

Activity Category: Activity Status:

Acquisition - general Planned

Project Number: Project Title:

003-B Acquisition and Rehab

Projected Start Date: Projected End Date:

05/01/2010 09/30/2011

Benefit Type: Completed Activity Actual End Date:

National Objective: Responsible Organization:

NSP Only - LMMI City of St Paul

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$3,249,000.00
Total CDBG Program Funds Budgeted	N/A	\$3,249,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of St Paul	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

#### **Activity Description:**

The City will acquire properties either via bulk purchase (through continued participation in the National Community stabilization Trust&rsquos &ldquoFirst Look&rdquo process) or via other direct negotiations with property owners.

#### **Location Description:**

# of Housing Units

#### **Activity Progress Narrative:**

City staff has assembled extensive property data on four sub-areas of the NSP2 target geography. This data includes foreclosure, vacancy and abandonment status. Approximately 400 properties are currently being examined. Also, bulk purchase negotiations with Fannie Mae continue, as well as consideration of purchase opportunities via NCST First Look process.

Presently, the city is moving toward acquisition on 14 properties.

## **Accomplishments Performance Measures**

	This Report Period	<b>Cumulative Actual Total / Expected</b>
	Total	Total
# of Properties	0	0/57

This Report Period	<b>Cumulative Actual Total / Expected</b>
Total	Total
0	0/57

# of Multifamily Units 0 0/0 # of Singlefamily Units 0 0/57

### **Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

## **Activity Locations**

No Activity Locations found.

## **Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found** 

Other Funding Sources Amount

No Other Funding Sources Found Total Other Funding Sources **Grantee Activity Number:** 004-C-1

Activity Title: Land Banking Acquisition

Activity Category: Activity Status:

Land Banking - Acquisition (NSP Only) Planned

Project Number: Project Title: 004-C Land Bank

Projected Start Date: Projected End Date:

05/01/2010 03/31/2011

Benefit Type: Completed Activity Actual End Date:

N/A

National Objective: Responsible Organization:

NSP Only - LMMI City of St Paul

Overall	Apr 1 thru Jun 30, 2010	To Date
Total Projected Budget from All Sources	N/A	\$770,000.00
Total CDBG Program Funds Budgeted	N/A	\$770,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of St Paul	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

#### **Activity Description:**

The City will acquire blighted structures either via bulk purchase (through continued participation in the National Community stabilization Trust&rsquos &ldquoFirst Look&rdquo process) or via direct negotiations with property owners.

#### **Location Description:**

#### **Activity Progress Narrative:**

City staff has assembled extensive property data on four sub-areas of the NSP2 target geography. This data includes foreclosure, vacancy and abandonment status. Approximately 400 properties are currently being examined. Also, bulk purchase negotiations with Fannie Mae continue, as well as consideration of purchase opportunities via NCST First Look process.

Presently, the city is moving toward acquisition on 14 properties.

## **Accomplishments Performance Measures**

This Report Period Cumulative Actual Total / Expected

Total Total

# of Properties 0 0/28

### **Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

## **Activity Locations**

No Activity Locations found.

## **Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found** 

Other Funding Sources Amount

No Other Funding Sources Found Total Other Funding Sources